



May 1, 2006

**Miami-Dade Housing Agency**  
Office of the Director  
1401 NW 7th Street  
Miami, Florida 33125-3601  
T 305-644-5100 F 305-541-6716

To all Section 8 Housing Choice Voucher Landlords:

[miamidade.gov](http://miamidade.gov)

On March 1, 2006 you were advised that Miami Dade Housing Agency (MDHA) was lifting the moratorium on rent increase commencing with the housing assistance payments (HAP) contracts with June 1, 2006 anniversaries. Further, MDHA placed a five percent (5%) ceiling on the rent increases based on the 2006 funding received from the United States Department of Housing and Urban Development (USHUD).

Subsequently, MDHA received notice of supplemental funding for calendar year 2006, and we are pleased to announce that in accordance with MDHA policy, the rent increases will now be limited to the **lower** of:

- Eight percent (8%) increase in contract rent or,
- Reasonable rent, consistent with the increase in funding received from USHUD

As previously stated in the March 1, 2006 letter, MDHA will consider rent increases in the Housing Choice Voucher Program commencing with HAP contract anniversaries of June 1, 2006. The federal regulations require requests to be submitted sixty (60) days prior to the HAP contract anniversary date. Further, MDHA requires submittal of the Request for Adjustment to Contract Rent and the Subject Property Description Forms, both available at MDHA's website, [www.miamidade.gov/housing](http://www.miamidade.gov/housing).

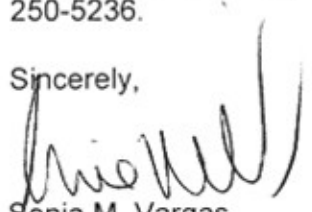
While we recognize that there have been significant increases in costs relating to maintaining the subsidized properties, the funding for the Section 8 Housing Choice Voucher Program has not increased proportionally. In addition, many housing authorities across the nation are limiting the rent increases to the annual adjustment factor (AAF) published by USHUD or a fixed dollar amount of increase.

MDHA has opted to essentially pass through the increase in funding to you through the rent increase process. However, be advised that at the end of 2006 as the funding for 2007 is allocated, MDHA must reevaluate the fiscal status of the program and take the necessary steps to ensure financial viability.

On behalf of MDHA, I trust that we can count on your continued participation in the Section 8 Housing Choice Voucher Program.

Should you have any questions or concerns, please contact our office at (305) 250-5236.

Sincerely,

  
Sonia M. Vargas  
Acting Director  
Private Rental Housing

*Delivering Excellence Every Day*

ADA Coordination  
Agenda Coordination  
Art in Public Places  
Audit and Management Services  
Aviation  
Building Code Compliance  
Building  
Business Development  
Capital Improvements  
Citizen's Independent Transportation Trust  
Communications  
Community Action Agency  
Community & Economic Development  
Community Relations  
Consumer Services  
Corrections & Rehabilitation  
Countywide Healthcare Planning  
Cultural Affairs  
Elections  
Emergency Management  
Employee Relations  
Enterprise Technology Services  
Environmental Resources Management  
Fair Employment Practices  
Finance  
Fire Rescue  
General Services Administration  
Historic Preservation  
Homeless Trust  
**Housing Agency**  
Housing Finance Authority  
Human Services  
Independent Review Panel  
International Trade Consortium  
Juvenile Assessment Center  
Medical Examiner  
Metropolitan Planning Organization  
Park and Recreation  
Planning and Zoning  
Police  
Procurement Management  
Property Appraiser  
Public Library System  
Public Works  
Safe Neighborhood Parks  
Seaport  
Solid Waste Management  
Strategic Business Management  
Team Metro  
Transit  
Urban Revitalization Task Force  
Vizcaya Museum and Gardens  
Water and Sewer